



33 Wellow Tynning, Bath , BA2 8LJ

£1,100

- Two Bedrooms
- Conservatory
- Out skirts Of Bath
- Easy Comute to Bath / Bristol

A two double bedroom terraced home in a Quiet cul de sac position in the village of Peasedown st John.

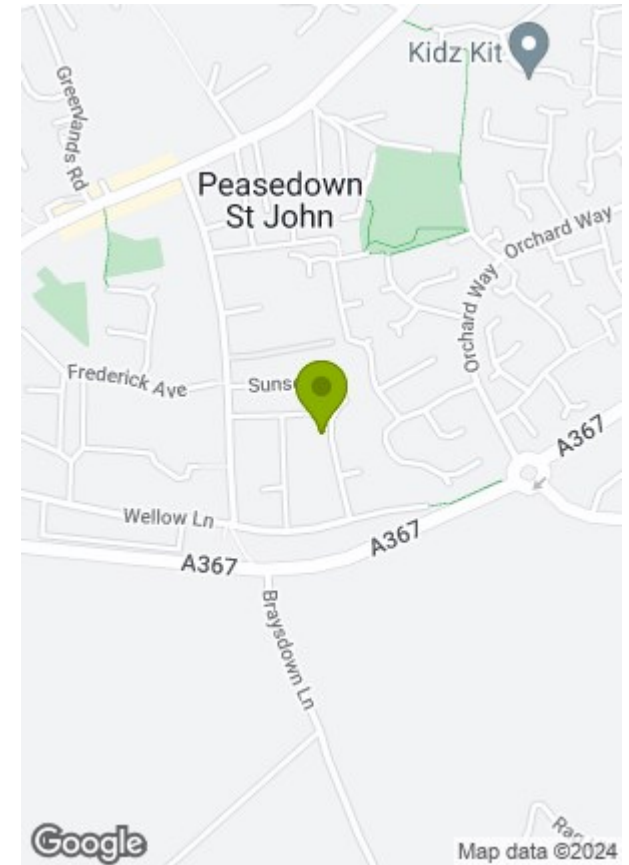
The property has an entrance hall with stairs to the first floor, a spacious lounge which then has a doorway into a kitchen/dining room across the rear of the property with a door onto the garden. On the first floor there are two double bedrooms and a family bathroom. The property has gas central heating and double glazing.

Externally the property has a pathway to the front door and a small lawn garden. At the rear there is a private, sunny garden offering both patio and a level lawn plus there is a rear pathway which allows access. There is also unrestricted parking on the street.

In a quiet part of the village with all its amenities on hand, Wellow Tynning is a great spot. There are bus stops close by with buses running to Bath every ten to fifteen minutes. Bath city centre is seven miles and Bristol city centre is sixteen miles. Access to open fields and countryside is within walking distance.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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